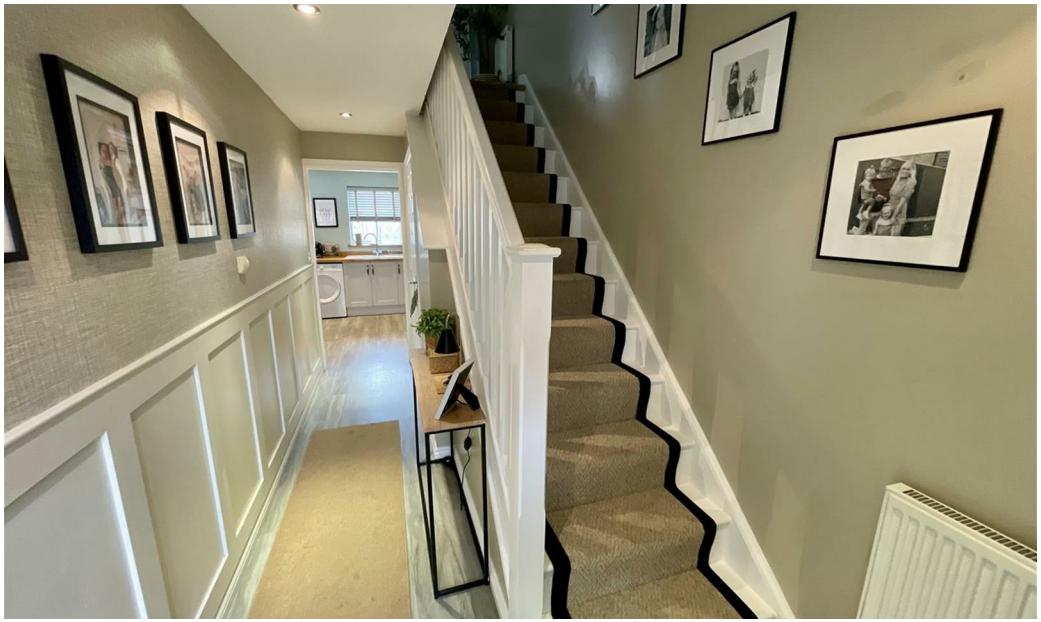
Nursery Lane

Darlington DL2 2JS

Reduced To £220,000

Venture
PROPERTIES



This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

love
YOU ARE
BEAUTIFUL
STRONG
RESILIENT
PRECIOUS
CONFIDENT
AND LOVED

Nursery Lane

Darlington DL2 2JS

x 5 x 3 x 1

- Four/Five Bedroom Mid Terraced Property
- Open Plan Kitchen/Diner
- EPC Rating C
- Newly Fitted Bathroom Suite
- Juliette Balcony Feature
- Council Tax Band D
- Off Street Parking
- Village Location

Located in the charming area of Merrybent, Darlington, this delightful terraced house offers a perfect blend of modern living and spacious comfort. With four well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The home boasts an inviting reception room that flows seamlessly into an open-plan living area, creating a warm and welcoming atmosphere for both relaxation and entertaining.

The property features three bathrooms, including a newly fitted bathroom that adds a touch of luxury to daily routines. The thoughtful design ensures that there is ample space for everyone, making it a practical choice for busy households.

The property benefits from planning permission for a single-storey extension, providing an exciting opportunity to further enhance the living space. Additionally, parking for two vehicles is available, a valuable asset in this desirable location.

Situated on Nursery Lane, this home is conveniently located near local amenities and transport links, making it easy to enjoy all that Darlington has to offer. Whether you are looking for a family home or a property with potential for growth, this terraced house is a wonderful opportunity not to be missed.

Entrance Hallway
Composite door to the front, staircase to the first floor, LVT flooring with radiator.

Ground Floor Cloaks
With low level w.c, wash hand basin and radiator.

Kitchen/Diner
14'10 x 10 (4.52m x 3.05m)
Upvc double glazed windows to the rear, fitted with a range of modern grey wall, base and drawer units with solid oak work surfaces. Five ring gas hob with extractor over and deep pan drawers. Integrated double oven, dishwasher, washing machine and fridge freezer. One and a half bowl Porcelain sink unit with mixer tap. There is a concealed Baxi boiler, spotlights to ceiling, LVT flooring, vertical radiator and double doors to rear. Open Plan with sitting area.

Sitting Area
16'7 x 7'3 (5.05m x 2.21m)
Open plan from the kitchen/diner ideal for family living with LVT flooring.

First Floor Landing
Staircase to the first floor.

Lounge / Bedroom One
14'11 x 11'3 (4.55m x 3.43m)
To the rear there are Upvc double doors with Juliette style balcony. Fireplace with electric fire and laminate flooring.

Shower Room
Shower cubicle with waterfall and spray, low level w.c, wash hand basin, fully tiled walls and heated towel rail.

Bedroom Two
12'11 x 9'8 (3.94m x 2.95m)
Upvc double glazed window to front, fitted wardrobes, radiator and double doors to rear.

Second Floor
Staircase and landing.

Bedroom Three
14'11 x 9'08 (4.55m x 2.95m)
Upvc double glazed window to the rear and radiator.

Bedroom Four
8'07 x 8'01 (2.62m x 2.46m)
Upvc double glazed window to the rear and radiator.

Bedroom Five
8'11'3 x 6'7 (247.27m x 2.01m)
Upvc double glazed window to front and radiator.

Bathroom
Fitted with panelled bath with shower over and screen. Low level w.c, wash hand basin, part tiled walls, vinyl flooring and radiator.

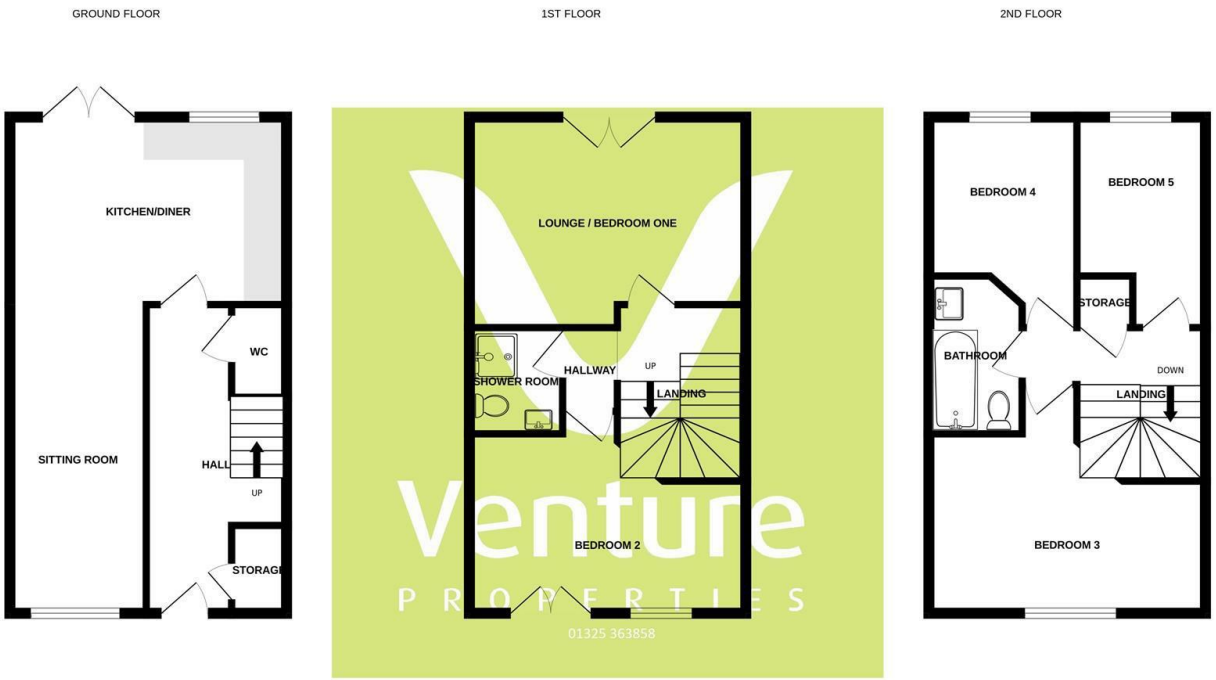
Externally
There is a driveway to the front with off street parking. The rear garden is paved with decked area.

Extension Plan

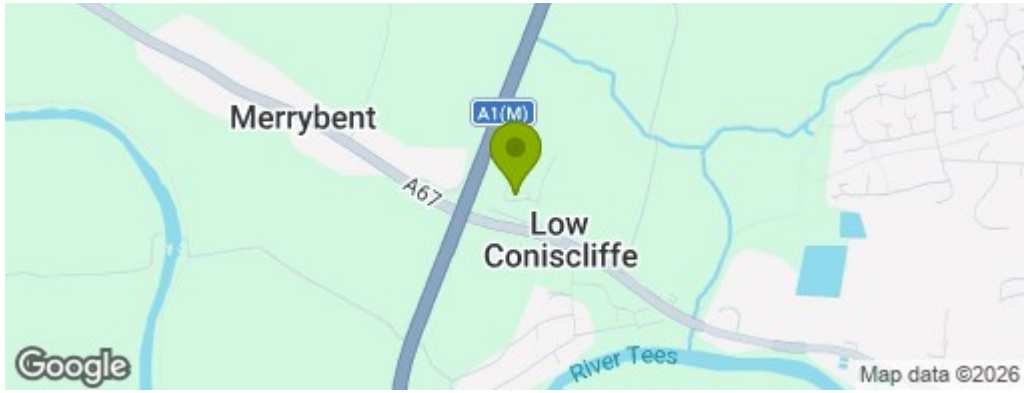
Tenure
Freehold

Property Details
Local Authority Darlington
Council Tax Band: D
Annual Price: £2,259
Conservation Area No
Flood Risk No
Floor Area 1,076 ft 2 / 100 m 2
Plot size 0.03 acres
Mobile coverage - EE, Vodafone, Three, O2
Broadband
Basic
5 Mbps
Superfast
80 Mbps
Satellite / Fibre TV Availability
BT, Sky

Note
IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026



Property Information

01325 363858

45 Duke Street, Darlington, County Durham, DL3 7SD
sales@ventureproperties uk.com